

Site Selection Criteria

Part 1

Site Identification:		Grade Level(s):
Location:	Gross Acres:	Estimated Value:

Safety <i>(These factors must be avoided.)</i>	OK	Potential Problem
Adjacent to or near roadways with a high volume of traffic		
Within 1,500 feet of railroad tracks		
Within two miles of an airport runway		
Close to high-voltage power lines		
Close to high-pressure lines, for example natural gas, gasoline sewer or water lines		
Contaminants/toxics in the soil or groundwater, such as from landfills, dumps, chemical plants, refineries, fuel tanks, nuclear plants, or agricultural use of pesticides or fertilizer, etc.*		
Close to high decibel noise sources		
Close to open-pit mining		
On or near a fault zone or active fault		
In a dam inundation area or 100-year flood plain		
Social hazards in the neighborhood, such as a high incidence of crime and drug or alcohol abuse		
<i>*Note: A Phase I Environmental Site Assessment must be conducted for the selected site.</i>		
Location		
Safe walking areas		
Centrally located to avoid extensive transporting and to minimize student travel distance		
Compatible with current and probable future zoning regulations		
Close to libraries, parks, museums, and other community services		
Favorable orientation to wind and natural light		
Environment		
Free from sources of noise that may impede the instructional process		
Free from air, water, and soil pollution		
Free from smoke, dust, odors, and pesticide spray		
Provides aesthetic view from and of the site		
Compatible with the educational program		
Soils		
Proximity to faults or fault traces		
Stable subsurface and bearing capacity		
Danger of slides or liquefaction		
Percolation for septic system and drainage		
Adequate water table level		
Existing landfill is reasonably well compacted		
<i>Note: A geological hazard report must be conducted to determine soil and seismic conditions.</i>		

Topography	OK	Potential Problem
Feasibility of mitigating steep grades		
Rock ledges or outcroppings		
Surface and subsurface drainage		
Level area for playfields		
Size and Shape		
Net acreage consistent with standards of California Department of Education as noted in "School Site Analysis and Development"		
Length-to-width ratio does not exceed 2:1		
Sufficient open play area and open space		
Potential for expansion for future needs		
Area for adequate and separate bus loading and parking		
Accessibility		
Obstacles such as crossings on major streets and intersections, narrow or winding streets, heavy traffic patterns		
Access and dispersal roads		
Natural obstacles such as grades or gullies		
Freeway access for bus transportation		
Routing patterns for foot traffic		
Remote areas (with no sidewalks) where students walk to and from school		
Easily reachable by emergency response vehicles		
Public Services		
Fire and police protection, including firelines		
Available public transportation		
Trash and garbage disposal		
Utilities		
Availability of water, electricity, gas, sewer		
Feasibility of bringing utilities to site at reasonable cost		
Restrictions on right-of-way		
Cost		
Reasonable costs for purchase of property, severance damages, relocation of residents and businesses, and legal fees		
Reasonable costs for site preparation, including, drainage, parking, driveways, removal of existing buildings, and grading		
Toxic cleanup beyond the owner's obligation		
Environmental mitigation		
Reasonable maintenance costs		

Availability	OK	Potential Problem
On the market for sale		
Title clearance		
Condemnation of buildings and relocation of residents		
Public Acceptance		
Public acceptance of the proposed site		
Receptivity of city or county planning commission		
Zoned for prime agriculture or industrial use		
Negative environmental impact report		
Coordination of proposed school with future community plans		
Comments:		